Presentation
to the

East Coast M&D Workshop

by

John Segrest
Reality Specialist

October 27, 2004

US Army Corps of Engineers ®

Introduction

- RECREATION'S NEW ENVIRONMENT "MORE OR LESS"
- RECREATION AS A BUSINESS LINE WILL BE SIGNIFICANTLY IMPACTED IN THE FORTHCOMING BUDGET YEARS

US Army Corps of Engineers ®

Missions

- **Recreational Mission: The Corps is one of the largest providers of recreation in the Nation.**

- **FY05 and beyond Civil O&M Dollars allocated to the Recreational Business line are anticipated to be significantly reduced which will result in reductions in lengths of time areas will be available, amenities offered, upgrading of facilities to meet current demands**

US Army Corps of Engineers ®

Missions

What if your District's task was:

- **Management of the recreational mission to achieve the least disruption to the recreating public, and private interest dependent thereon while enhancing the value of the Civil O&M dollars.**
- **What would you do?**
- **Fill out your retirement papers? Apply for an early out?**
- **Change Jobs?**

Is the task:

- **Realistic? Pie In the Sky? Pipe Dream? Doomed to Failure?**
- **Does Your District Have the Tools to Succeed?**

US Army Corps
of Engineers ®

What If?

- What if the District put together a team from RE, OPS, PM, & Environmental.
- What if the team evaluated the adverse impacts of reduced O&M funding for recreation by project.
- What if that team was charged with formulating an array of alternative courses of actions to meet the charge of the mission.
- What if you were asked “What are the alternative forms of management and operation that the District could employ to succeed given reduced resources?”
- What if RE said “Give us those recreational areas having the greatest potential for leasing and the flexibility to allow enterprise mixes such as marinas, concessions, shops and the like”. Wonder what would happen?

US Army Corps of Engineers ®

Assumptions

- Recreation is and will continue to be an important mission
- Districts will adjust to the reduce Civil O&M funding while attempting to maintain recreational outputs and decisions will be made on a logical, rational and economically driven basis.
- Alternative courses of action will provide for sustained recreational output given differing levels of funding.

US Army Corps of Engineers ®

Assumptions Continued

- Evaluation of alternative course of action will not be limited to closure of recreational areas sufficient to meet funding constraints.
- Alternatives evaluated will include conversion of existing Corps managed and maintained areas, deemed to have the greatest potential for success, to public park and recreational or commercial concession leases.

Leasing Pros and Cons

US Army Corps of Engineers ®

PROS:

- Reduces costs of providing recreational opportunities to the public
- Transfers Operation and Maintenance of recreational areas to another entity
- Allows critical O&M Dollars to be utilized at other locations on the project
- Could allow for operation and maintenance of physical facilities such as sewage treatment plants/pumps, water systems or trash collection and mowing off leased area to be transferred to a different entity
- Frees up resources to reduce backlog maintenance
- Maintains capacity to deliver recreation

US Army Corps of Engineers ®

Leasing Pros and Cons

CONS

- Site dependent environmental studies and supplement of the Master Plans.
- May require public meetings to amend the master plans (Could be a plus)
- Must maintain resources critical to conversion process from Corps operated and maintained to either public park & rec. or commercial concession. (Environmental, Planners, HTRW, Historical & Cultural types)
- Feasibility/Site analysis for additional enterprises will in all likelihood have to be contracted out or expertise acquired from sources such as MOAA.
- Intensification of the use will in all likelihood require an EA or possibly an EIS.
- May increase competition for existing concessionaires, thus may be politically unpopular.

US Army Corps of Engineers ®

Tools

If Leasing is the Alternative Does the District Have the Tools?

- What about Title 10 USC 2667 leases?
- What about Title 16 USC 460d leases?
- Is one better that the other?

US Army Corps of Engineers ®

Process

(A)The Record of Availability (ROA)

- **Must define the size, scope and enterprise combination of the proposed lease.**
- **Must have all of the elements to include an Environmental Assessment with environmental baseline study.**
- **May require public meetings.**
- **Modification of the Master Plan.**
- **Issue Solicitation for proposal with limits established from EA.**

US Army Corps of Engineers ®

Process

B. Intensification of the area does not warrant an EIS just FONSI or EA.

- **Define acceptable array of enterprise combinations.**
- **Develop ROA with EBS.**
- **Issue Solicitation for proposals.**

Questions